

Grant County Planning Commission

February 2nd 2006

The February 2 2006 special meeting of the Planning Commission was called to order by Chairman John Lawrence at 7:00 p.m.

Those in attendance: John Lawrence, Marlon Kinsey, Vernon Webster, Nick Kinman, Bill Marksberry, Howard Brewer, Marvin Faulkner, Dan Bates, Attorney: Joy Hall, Engineer: Brandon Raybourn, Becky Ruholl

There was a quorum present.

ITEM 1: MAP AMENDMENT - Adkins

APPLICANT: Verina Adkins

GENERAL LOCATION: on the West side of Denny Road, 0.6 miles South of Needmore-Cordova Road, Berry, KY

REQUEST: Agricultural - One (A-1) to Rural Residential (R-R).

Chairman John Lawrence declared the public hearing open.

Mrs. Adkins said that she was going to sell the 3 acres from the farm and it has an existing mobile home on the property.

Chairman John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

Becky Ruholl read the recommendation which was approval of the application based on the findings of fact 1. the request is in conformance with the current adopted Comprehensive Plan a. the Comprehensive Plan Goals and Objectives states that farms and farming activities should be maintained, and that appropriate rural residential development should occur. B. the applicant has requested a map amendment for the purposed of creating a lot for an existing house.

Marvin Faulkner made a motion to recommend to Fiscal Court to approve the request based on the facts stated in the staff recommendation that the request is in conformance with the Comprehensive Plan, Nick Kinman seconded the motion. A roll call vote was taken: Marlon Kinsey: yes, Vernon Webster: yes, Nick Kinman: yes, Bill Marksberry: yes, Howard Brewer: yes, Marvin Faulkner: yes, Dan Bates: yes. Motion passes.

ITEM 2: MAP AMENDMENT - Sunnywood LLC

APPLICANT: Sunnywood LLC

GENERAL LOCATION: north side of Sunrise St., all of lots 17 thru 21 and lot 53 of the A.W. Conrad Subdivision, Williamstown, KY

REQUEST: Residential – One B (R-1-B) to Residential - Two (R-2)

Chairman John Lawrence declared the public hearing open.

Steve Wood stated that this property was going to be developed as a place for retirement age owners. He said that the duplexes would be 1 story with handicap bathrooms.

Chairman John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

Chairman John Lawrence declared the public hearing closed.

Becky Ruholl read the recommendation which was approval based on the following facts: 1. there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of the area. A. the site is zoned for residential land use B. the comprehensive plan recommends commercial future land use C. the existing site development plan would allow for 15 single family residential homes. D. the applicant proposed to build 5

duplexes with a total of 10 residential units E. area property owners preferred the duplex style development over the single family homes.

Becky Ruholl asked what was going to be done with lot 53. Mr. Wood said that lot would not be developed and would be incorporated back into Mr. Dixons property.

Marvin Faulkner made a motion to recommend approval of the request based on the finding of fact in the staff recommendation, Howard Brewer seconded the motion. A roll call vote was taken: Marlon Kinsey: yes, Vernon Webster: yes, Nick Kinman: yes, Bill Marksberry: yes, Howard Brewer: yes, Marvin Faulkner: yes, Dan Bates: yes. Motion passes.

ITEM 3: CITY OF DRY RIDGE - PROPOSED NEW ZONING ORDINANCE

Chairman John Lawrence declared the public hearing open.

Mike Mulvey, attorney representing the City of Dry Ridge. He stated that this was the new Zoning Ordinance proposed by the City Council. He said that they had Linden Smith as a consultant to do the new Ordinance and the Council reviewed and made a few changes to his proposal. He said that the Council had met on Tuesday and had made some changes to the copy that the Commission had. Mr. Mulvey read through the section of the Ordinance regarding the Zones and stated that the changes that they had made to the zones had increased the lot sizes from the printing that the Commission had. He said that they did not make and of the zone have smaller lot sizes.

Vernon Webster thanked the City for completing this update and stated that it had been a long time coming and he was glad to see them completing an update. Mr. Webster pointed out several spots in the Ordinance which had the County instead of City of Dry Ridge. Linden Smith said that there were some places he had overlooked and there were probably some typing errors that would be corrected before the final adoption. Mr. Webster also stated that on May 9th the City amended their Ordinance to allow Whayne Supply in the NC Zone and now that use is in the HC zone and he asked what would happen to them. Linden said that there would be an update to the Zoning Map that would change the zoning of properties to match their uses. He said that Whayne Supply would be changed to HC which is more appropriate and HC has their type of business listed as a use. Vernon Webster said that also added to the HC zone was General Office including but not limited to warehousing and distribution. He said that the just wanted to make sure those were included in the Zone since they had been added to the current Zoning Ordinance.

Linden Smith also stated that there would be an addition to the Ordinance concerning the requirement of street lights and sidewalks. Becky Ruholl explained that the subdivision regulations stated that street lights were required in new developments if the City had an Ordinance requiring them. She said that currently the City of Williamstown and Crittenden have separate City Ordinances requiring street lights and setting what type they must be. She said that this is not part of their Zoning Ordinance. She said that the sidewalk requirements are set in the Subdivision Regulations.

Dan Bates asked if they were going to require streets to be wider in the subdivisions. Linden Smith stated that street widths were set the Subdivision Regulations. Dan Bates asked who enforced the no parking on the side of the streets. Becky Ruholl stated that the Sheriffs office was to enforce the no parking requirement.

Howard Brewer stated that it was his understanding that the City Council had been very upset with the Brentwood subdivision and did not like those small lots. He asked why the Council had agreed to allow 6,000 square foot lots. He said that he just wanted to make sure that council was aware that they would be approving these small lots in their Ordinance. Linden Smith stated that the R3 zone was unchanged because they did not want to make all of those lots non conforming. He said that the Council and the Commission cannot use the Ordinance to set the policy of not approving those small lots. He said that they must look at each application as it is brought to the Commission.

Howard Brewer asked who enforced the setback requirements. Becky Ruholl stated that the Building Inspector measures the setbacks when he goes out to inspect and if they are not followed then he contacts the Commission Office and they take it from there.

Nick Kinman asked whey there was not rear yard depth in the Industrial. Linden stated that normally the rear yard in the Industrial Zones is where the loading and unloading areas are and the truck lanes.

Vernon Webster made a motion to recommend approval of the new Ordinance to the City of Dry Ridge, with the changes made tonight, Marvin Faulkner seconded the motion. A roll call vote was taken: Marlon Kinsey: yes, Vernon Webster: yes, Nick Kinman: yes, Bill Marksberry: yes, Howard Brewer: yes, Marvin Faulkner: yes, Dan Bates: no. Motion passes.

ITEM 4: ADJOURNMENT

Nick Kinman made a motion to adjourn, Howard Brewer seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

JOHN LAWRENCE, CHAIRMAN - DATE

NICK KINMAN, SECRETARY - DATE

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